

21 August 2019 – after closing of markets  
**Under embargo until 17:40 CET**

## **AEDIFICA**

Public limited liability company  
Public regulated real estate company under Belgian law  
Registered office: Rue Belliard 40 (box 11), 1040 Brussels  
Enterprise number: 0877.248.501 (RLE Brussels, French division)  
(the “Company”)

### **Acquisition of a healthcare site to be constructed and completion of a care campus in Germany**

- **Acquisition of a healthcare site to be constructed in Wurzen (Saxony)**
  - **Contractual value: approx. €7 million**
  - **Capacity: 73 units**
  - **Initial gross rental yield: approx. 5.5 %**
  - **Operator: Seniorenhaus Lessingstrasse GmbH**
  
- **Completion of a care campus in Schwerin (Mecklenburg-Western Pomerania)**
  - **Total investment: approx. €12 million**
  - **Capacity: 87 units**
  - **Initial gross rental yield: approx. 5.5 %**
  - **Operator: EMVIA Living**

**Stefaan Gielens, CEO of Aedifica, commented:** *“Aedifica continues the expansion of its German healthcare real estate portfolio with two new sites for an amount of approx. €19 million. We have acquired a new healthcare site that will be added to our portfolio upon completion of the construction works in the course of 2021. Furthermore, the second care campus from the cooperation agreement with Specht Gruppe has been completed. Other investments will follow.”*



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### 1. Acquisition of a healthcare site to be constructed in Wurzen

Aedifica signed an agreement for the acquisition of a healthcare site to be constructed in Wurzen.



*Seniorenhaus Lessingstrasse (drawing) – Wurzen*

#### **Description of the site**

**Seniorenhaus Lessingstrasse**<sup>1</sup> will be constructed in the centre of Wurzen (16.000 inhabitants, State of Saxony), about 30 km from Leipzig. The construction works have already started and are expected to be completed by the end of 2020. Upon completion, the site will have a capacity of 73 units catering to seniors requiring continuous care. The site also offers extension potential.

#### **Description of the transaction**

The agreement for the acquisition of this care home by Aedifica SA was signed on 21 August 2019 in front of a notary. Given certain specific conditions of this transaction, the site will enter Aedifica's portfolio during the third quarter of 2021. The purchase price will be paid and the property and full use of the site will automatically be acquired at that time. The contractual value<sup>2</sup> amounts to approx. €7 million.

#### **Description of the operator and the lease**

The site will be operated by Seniorenhaus Lessingstrasse GmbH, a private local player with a broad experience in the senior care sector. It operates already two care homes and more than 200 apartments for seniors opting to live independently with care services available on demand and also offers home care services. Aedifica looks forward to this new collaboration with a reputable player in the German healthcare sector.

An irrevocable 25-year double net long lease contract was established for this site. The initial gross yield amounts to approx. 5.5 %.

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<sup>1</sup> Located Lessingstrasse 27 in 04808 Wurzen (Germany).

<sup>2</sup> The contractual value complies with the provisions of article 49 § 1 of the Belgian Act of 12 May 2014 on regulated real estate companies.



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### 2. Completion of a care campus in Schwerin



*Seniorenquartier Schwerin – Schwerin*

On 15 August 2019, the **Seniorenquartier Schwerin** care campus in Schwerin (96,000 inhabitants, state of Mecklenburg-Western Pomerania) was completed, the second completion resulting from the cooperation agreement with Specht Gruppe. This residential care facility catering to seniors requiring continuous care has a capacity of 87 units and is operated by the EMVIA Living group. Aedifica's total investment amounts to approx. €12 million (i.e. approx. €1 million for the plot of land and approx. €11 million for the works). The lease established for this site is an irrevocable 30-year double net long lease. The site also benefits from a triple net warranty of limited duration that covers the building's maintenance. The initial gross rental yield amounts to approx. 5.5%.



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### 3. Investments since the May 2019 capital increase

On 7 May 2019, Aedifica successfully completed a €418 million capital increase, the largest ever in the history of the Belgian RREC sector. The investments made by the Group following the capital increase are listed in the table below<sup>3</sup>.

(in € million)	Investments carried out	Pipeline <sup>1</sup>	Total
DE SARA Seniorenresidenz <sup>2</sup>	10	-	10
NL Huize Eresloo <sup>2</sup>	5	-	5
DE Specht Gruppe: Wolfsburg, Heiligenhafen, Espelkamp, Beverstedt <sup>2</sup>	6	66	72
DE Haus am Jungfernstieg <sup>2</sup>	6	-	6
BE Bremdael	7	-	7
NL Meldestraat	3	-	3
UK King's Manor <sup>2</sup>	10	-	10
NL Villa Nova <sup>2</sup>	3	-	3
NL Rumah Saya	10	-	10
NL Residentie La Tour and Villa Casimir	4	8	12
DE Haus Steinbachhof and Seniorenhaus Wiederitzsch <sup>2</sup>	22	-	22
DE Hartha and Zur alten Linde <sup>2</sup>	18	-	18
NL Vinea Domini	1	3	4
DE Seniorenquartier Schwerin <sup>2</sup>	11	-	11
DE Seniorenhaus Lessingstrasse	-	7	7
<b>Total as of 21 August 2019</b>	<b>117</b>	<b>77</b>	<b>194</b>

<sup>1</sup> The pipeline includes development projects and acquisitions subject to outstanding conditions.

<sup>2</sup> Completions of previously concluded agreements.

Other investments are under consideration.

<sup>3</sup> The figures in this table are rounded amounts. Subsequently, the sum of certain figures might not correspond to the stated total.



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*The English version of this press release constitutes a free translation of the Dutch language text and is made for information purposes only. In case of inconsistency with the Dutch version or inaccuracy of the Dutch translation, the Dutch text shall prevail.*

**Aedifica is a Regulated Real Estate Company under Belgian law specialised in European healthcare real estate, particularly in senior housing. Aedifica has developed a portfolio of more than 250 sites in Belgium, Germany, the Netherlands and the United Kingdom, worth more than €2.3 billion.**

**Aedifica has been quoted on Euronext Brussels (regulated market) since 2006 and is identified by the following ticker symbols: AED; AED:BB (Bloomberg); AOO.BR (Reuters).**

**The Company's market capitalisation was approx. €2.5 billion as of 21 August 2019.**

**Aedifica is included in the EPRA indices.**

### **Forward-looking statement**

*This document contains forward-looking information that involves risks and uncertainties, including statements about Aedifica's plans, objectives, expectations and intentions. Readers are cautioned that forward-looking statements include known and unknown risks and are subject to significant business, economic and competitive uncertainties and contingencies, many of which are beyond the control of Aedifica. Should one or more of these risks, uncertainties or contingencies materialise, or should any underlying assumptions prove incorrect, actual results could vary materially from those anticipated, expected, estimated or projected. As a result, Aedifica does not assume any responsibility for the accuracy of these forward-looking statements.*

### **For all additional information**

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